



GRASSROOTS
REALTY GROUP

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**412, 195 Kincora Glen Road NW
Calgary, Alberta**

MLS # A2265872



\$220,000

Division:	Kincora		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 362
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d131
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: NONE

Only a few short minutes to shopping at Sage Hill Crossing & Beacon Hill is this terrific top floor condo in the popular ENCORE project in Kincora. Picture windows offering panoramic Eastern views & 2 parking stalls highlight this bright & airy 2 bedroom / 1 full bath unit, with great open concept floorplan & the maintenance-free lifestyle you've been searching for. Fantastic living/dining room drenched in natural light, sleek maple kitchen with stainless steel appliances & loads of countespace, upgraded lighting & laundry with stacked washer/dryer. The covered balcony is big & roomy to easily fit your BBQ, table & chairs so you enjoy the fresh open air & views. You have a titled stall in the underground plus an assigned outdoor stall, & the monthly fees include both heat & water/sewer. Top-notch location in this desirable Symon's Valley community with quick easy access to Symon's Valley Parkway & Stoney Trails to take you anywhere you want to go!